



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 02/04/2021 0905  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2021-013572

RECORDING REQUESTED BY  
**Millennium Title Agency**

AND WHEN RECORDED MAIL TO:  
**Kebbeh Baby Wesee and Andrews Samuka**  
3564 N. Emerald Creek Dr.  
Florence, AZ 85132

ESCROW NO.: 08123837-846-CJL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Gilberto Banuelos and Martha Banuelos, Husband and Wife

do/does hereby convey to

Kebbeh Baby Wesee, A Single Woman and Andrews Samuka, A Single Man

the following real property situated in Pinal County, Arizona:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated January 19, 2021

**SELLERS:**

Gilberto Banuelos  
Gilberto Banuelos

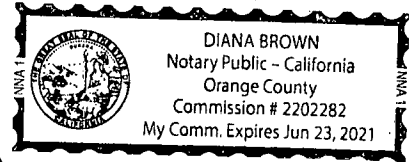
Martha Banuelos  
Martha Banuelos

State of California  
County of Los Angeles } ss:

On January 21, 2021, before me,  
The Undersigned Diana Brown,

a Notary Public in and for said County and State, personally appeared Gilberto Banuelos and Martha Banuelos personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same (in his/her/their) authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

FOR NOTARY SEAL OR STAMP



WITNESS my hand and official seal.

Signature Diana Brown

*Large diagonal watermark text: "Escrow.com"*

**EXHIBIT "A"**  
**Legal Description**

Lot 16, of ANTHEM MERRILL RANCH UNIT 11, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 44.

**ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED 1/19/2021, Wherein

**Gilberto Banuelos and Martha Banuelos, Husband and Wife**

as Grantors, convey to

**Kebbeh Baby Wesee, A Single Woman and Andrews Samuka, A Single Man**

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated: 1/19/2021

**BUYERS:**

*Kebbeh Wesee*

Kebbeh Baby Wesee

*Andrews Samuka*

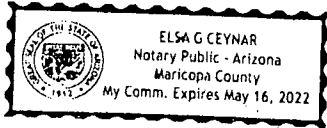
Andrews Samuka

State of Arizona

County of Maricopa

} ss:

On February 3, 2021 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Kebbeh Baby Wesee and Andrews Samuka, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal)

WITNESS my hand and official seal.

Signature

*Elsa G. Ceynar*

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**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

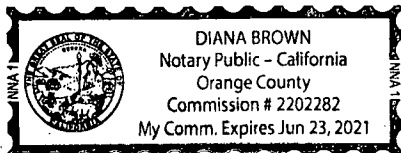
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me  
on this 21 day of January, 20 21,  
by \_\_\_\_\_  
Date Month Year



(1) Gilberto Banuelos  
(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Diana Brown  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affidavit of Property Value Document Date: \_\_\_\_\_

Number of Pages: 3 Signer(s) Other Than Named Above: none

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